



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
Tuesday  
Wednesday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
JUNE 10, 2004  
(Approved as written 10/28/04)**

**Present:** Paul Morin, Chairman; Brad Macauley, Secretary; Frank Bolton; Carl Knapp, Naomi Bolton, Land Use Coordinator

**Guests:** Elmer Florentino; Kim Florentino; Ginger Esenwine; Robert Kilmer; Forrest Esenwine; Mark Bodanza; Robert Morin; Ginette Morin; Jim Saulnier; Marcia Saulnier; Edward Palmer; David Giardina; Wayne Larsen; Rob Howard; Maura O'Neill; Keith O'Neil

**I. CALL TO ORDER:**

Chairman Paul Morin called this meeting to order at 7:00 PM at the Weare Town Office Building.

**II. PUBLIC HEARINGS:**

Frank Bolton, alternate members stated that he would be stepping down from the following hearing. Chairman Morin appointed Carl Knapp as a voting member for this hearing if there is to be a vote taken.

ALL SEASONS CAMPGROUND-REQUEST TO CHANGE CONDOMINIUM DOCUMENTS (CONTINUED): Chairman Morin opened this hearing at 7:02 PM. Attorney Howard was present. Chairman Morin asked if there was any different or new information then was previously discussed on the proposed document changes. Attorney Howard stated that they are here to request the board's approval for the changes that were discussed at the last of meeting.

Mark Bodanza, Lieutenant of the Weare Police Department was sent here on behalf of the Weare Police Department per the Chief's request. Mr. Bodanza stated that there seems to be some confusion with the proposed changes regarding the holidays. Second, Mr. Bodanza asked who would be responsible for getting medical fire/emergency staff in the campground during the closed months, when it is necessary. Third, could these changes lead to year round occupancy? Mr. Bodanza stated that since 2000 there have been 131 calls to that one area. The police department has a concern as to who is going to enforce these changes, if they are approved and what enforcement is there going to be. Mr. Bodanza stated

that at this time the recommendation from the Police Department would be to not allow the changes.

Carl Knapp, Public Works Director and board member spoke briefly about the road infrastructure. The Town maintains the main road into the campground as far as the recreation building and that is it. There appears to be little to no access to the majority of the lots in the winter.

Rob Howard responded that he is trying to make the connection between the calls for disturbing the peace versus the calls for medical help.

Chairman Morin stated that he would like to reiterate the changes requested: 1. allow owners to enter the properties 12 noon on Fridays and must leave by 6 PM on Sundays; 2. Veterans Day weekend – 12 noon on Friday to 6 PM on Monday (Veterans Day); 3. Thanksgiving Day weekend – 12 noon on Wednesday to 6 PM on Sunday.

The board briefly pointed out that the Veteran's Day holiday doesn't always fall on a Monday. It falls on whatever day the 11<sup>th</sup> of November falls on, so it could be right in the middle of the week.

Chairman Morin then closed the public portion of this hearing. Chairman Morin felt that it would be his opinion to give these proposed changes a little time and develop a track record with a date to review the progress, good or bad in one year's time.

Attorney Howard stated that he will send a final copy of the documents to the board for the record. Chairman Morin then closed the hearing at 8:10 PM.

MT. WILLIAM, INC.-SUBDIVISION (CONTINUED HEARING), RIVER ROAD, TAX MAP 409-004: Chairman Morin opened this hearing at 8:11 PM. Mike Dahlberg, surveyor sent a letter to the board on his client's behalf requesting this application be withdrawn. Chairman Morin moved to accept the withdrawal request, Brad Macauley seconded the motion, all in favor. Chairman Morin closed this hearing at 8:12 PM.

CONRAY & CHRISTINE ANTLE & ELMER & KIM FLORENTINO-CONDOMINIUM, 85 EAST ROAD, TAX MAP 203-064: Chairman Morin opened this hearing at 8:13 PM. Mr. & Mrs. Florentino and Mr. Antle were present. Carl Knapp, Public Works Director questioned how the second driveway was installed. No permit was applied for. Mr. Knapp stated that he has no issue with the driveway, but a permit would have to be applied for. Chairman Morin moved to approve the plan subject to getting a driveway permit and driveway final approval, Brad Macauley seconded the motion, all in favor. Chairman Morin closed this hearing at 8:17 PM.

Frank Bolton returned to the board. Chairman Morin appointed Frank Bolton to sit as a voting member for tonight.

ROBERT & GINETTE L. MORIN-SUBDIVISION (CONTINUED HEARING), 90 BUXTON SCHOOL ROAD, TAX MAP 411-327: Chairman Morin opened this hearing at 8:18 PM. Robert Kilmer from Duval Surveying, Robert and Ginette Morin and Forrest and Ginger Esenwine were present. The board went over the outstanding items and everything appears to be in order. Brad Macauley moved to accept the application as complete, Chairman Morin seconded the motion. Chairman Morin moved to approve the plan subject to adding the 50 foot building setback on the wetlands that are shown, Brad Macauley seconded the motion, all in favor. Chairman Morin closed this hearing at 8:30 PM.

RANDY BELIVEAU (UNIVERSAL STEEL ERECTORS)-SITE PLAN REVIEW (CONTINUED HEARING), 149 RESERVOIR DRIVE, TAX MAP 202-047: No one was here for this hearing. Chairman Morin moved to continue to July 8, 2004, Carl Knapp seconded the motion, all in favor.

KEITH A. & MAURA B. O'NEILL-SUBDIVISION, 380 CONCORD STAGE ROAD, TAX MAP 202-047: Chairman Morin opened this hearing at 8:33 PM. Ken Clinton from Meridian Land Services was present. Maura & Keith O'Neill were also present. Mr. Clinton explained that the purpose of this plan is to subdivide the existing lot consisting of 8.216 acres and an existing home. The house lot would have 5.011 acres and a new commercial lot would contain 3.205 acres. They are still waiting for a State of NH driveway permit as well as State subdivision approval. Chairman Morin moved to accept application as complete, Carl Knapp seconded the motion, all in favor. Chairman Morin moved to continue this hearing to July 8, 2004, Brad Macauley seconded the motion, all in favor. Chairman closed this hearing at 8:50 PM.

EDWARD L. PALMER-SITE PLAN REVIEW, SOUTH STARK HIGHWAY, TAX MAP 411-102: Chairman Morin opened at 8:51 PM. Ed Palmer was present for this hearing. The board stated that the two apartments can't be allowed because of the March 9, 2004 vote. The board liked the overall proposal with mixed use. The first floor, is to be ground level and to be store front type of businesses. The second floor to be office space and the top floor is to be only one apartment. The board felt that the plan needs to have a wetlands scientist certification. Chairman Morin moved to continue to July 8, 2004, Brad Macauley seconded the motion, all in favor. Chairman Morin closed the hearing at 9:25 PM.

MICHAEL DURGIN & JOHN NELSON-LLA & SUBDIVISION, COLBY ROAD, TAX MAP 412-154, 154.2 & 147: Chairman Morin opened this hearing at 9:26 PM. Chairman Morin stated that there are a couple of corrections or clarifications that need to be made regarding this hearing. First the actual owner for this hearing is Michael Durgin only. The actual applicant is Ralph Joyce and

the actual lot numbers are 154 & 154.2, not including lot 147. Chairman Morin moved to table this application while it is subject to the IGMO (Interim Growth Management Ordinance), Carl Knapp second the motion, all in favor. Chairman Morin closed this hearing at 9:30 PM.

### **III. OTHER BUSINESS:**

RESERVOIR DRIVE DRIVEWAY ISSUE: As a result of Article 53 on the 2003 Town warrant any stonewall removal must go through the planning board and the board of selectmen. This issue was briefly discussed. Naomi is to give the board members copies of the driveway permit application, so that the members can actually go out and look at the location. This will then be further discussed at the June 24, 2004 work session.

COLLINS LANDING ISSUES: Art Siciliano and Mike Pelletier showed up and asked if they could, on a conceptual type basis, discuss the Collins Landing proposed changes. The board informed them that an amended site plan and application needs to be filed before the upcoming deadline. The board will be expecting the plan to have the same level of detail that was on the first approvals and when it is presented to the board the reasons for changing from the original approval will need to be explained in detail.

VISION STATEMENT FOR MASTER PLAN: The board briefly went through the vision statements that were created. Chairman Morin wanted for each board member to review all the statements and pull out the 2 or 3 most relevant and actionable goals they felt this board could empower a subcommittee to look into. Chairman Morin would e-mail absent members with this "homework" assignment and it will be discussed at the next work session.

NEXT JUNE WORK SESSION: The board went over an amendment for changes to the subdivision regulations regarding fire suppression. This amendment was the result of a discussion between a couple of Planning Board members and a couple of Board of Firewards members. There were not enough members from either board to hold a meeting, so a discussion took place. Naomi is to send this amendment over to Sue by e-mail and have the Board of Firewards look it over to see if we are all on the same page.

### **IV. ADJOURNMENT:**

As there was no further business to come before the board, Brad Macauley moved to adjourn at 10:40 PM, Chairman Morin second the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator